

City Clerk File No. Ord. 15.050

Agenda No. 3.A 1st Reading

Agenda No. 4.A. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.050

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF
JERSEY CITY ADOPTING THE GARFIELD AVENUE
REDEVELOPMENT PLAN**

WHEREAS, the Municipal Council seeks renewed investment and development within the redevelopment area; and

WHEREAS, the following amendment removes the redevelopment plan area from the R-1 Zone District and creates a new "Garfield Avenue Redevelopment Plan" to guide development; and

WHEREAS, the attached Garfield Avenue Redevelopment Plan has been reviewed by the Jersey City Planning Board at its meeting of April 07, 2015; and

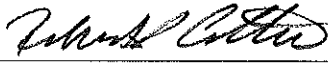
WHEREAS, the Planning Board voted favorably to recommend adoption of the Garfield Avenue Redevelopment Plan by the Municipal Council; and

WHEREAS, a copy of the Garfield Avenue Redevelopment Plan is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

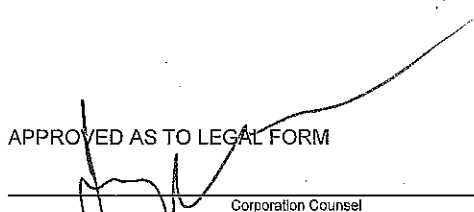
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the attached Garfield Avenue Redevelopment Plan be, and hereby is, adopted as recommended by the Jersey City Planning Board.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


Robert D. Cotter, PP, FAICP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: 

APPROVED:
Business Administrator

ORDINANCE/RESOLUTION FACT SHEET -- NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING THE GARFIELD AVENUE REDEVELOPMENT PLAN****Initiator**

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
	Kristin Russell, PP, AICP	Senior Planner
	Matt Ward, AICP	Senior Planner
Phone/email	201-547-5010	bobbyc@jcnj.org / jeff@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance adopts the Garfield Avenue Redevelopment Plan. The area straddles Garfield Avenue and is bounded by Arlington Avenue, Wilkinson Avenue, the mid-block lot lines between Marcus Street and Bayview Avenue, and a paper street called Commercial Street. There are 17 tax lots included in the Area. The Area, though adjacent to residential uses and zoned R-1 (one- and two-family residential), is a mix of warehousing, light industrial, service and commercial uses. The Plan divides the area into two sub-districts -- the Adaptive Reuse District and the Residential District.

I certify that all the facts presented herein are accurate.


Signature of Department Director


4/13/15
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.050

TITLE: 3.A APR 22 2015 4.A MAY 13 2015

Ordinance of the Municipal Council of the City of Jersey City adopting the Garfield Avenue Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION APR 22 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 13 2015 9-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

LAVERN WASHINGTON

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on APR 22 2015
Adopted on second and final reading after hearing on MAY 13 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAY 13 2015

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.

Rolando R. Lavarro, Jr., Council President

Date

MAY 13 2015

APPROVED:

Steven M. Fulop

Steven M. Fulop, Mayor

Date

MAY 14 2015

Date to Mayor

MAY 14 2015

City Clerk File No. Ord. 15.051
Agenda No. 3.B 1st Reading
Agenda No. 4.B 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.051

TITLE:
**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE MORGAN/GROVE/MARIN (MGM)
REDEVELOPMENT PLAN TO CREATE A COMMUNITY BENEFIT BONUS
PROVISION ON BLOCK 11508 ALONG THE LUIS MUNOZ MARIN BOULEVARD
FRONTAGE AND TO EXPAND THE 4 STORY SUB-DISTRICT "A" ZONE**

WHEREAS, the Local Redevelopment and Housing Law, NJSA 40A:12A-1et seq. permits municipalities to adopt and amend regulations dealing with areas declared to be "in need of redevelopment" and "in need of rehabilitation"; and

WHEREAS, the Municipal Council of the City of Jersey City adopted a redevelopment plan for the MGM Redevelopment Plan Area on February 1, 2006 and last amended June 19, 2013; and


WHEREAS, at its meeting of April 7, 2015 the Jersey City Planning Board discussed the proposed amendments and recommended their adoption to the Municipal Council; and

WHEREAS, the Redevelopment Plan reflecting the proposed amendments is attached hereto and made a part hereof, and is available for public inspection at the Office of the City Clerk in City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the proposed Amendments to the MGM Redevelopment Plan Amendments, dated April 9, 2015, entitled Draft 8 - As Recommended by the Planning Board, attached hereto, be, and hereby is, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


Robert D. Cotter, PP, FAICP
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

APPROVED: 

APPROVED: 

Corporation Counsel

Business Administrator

Certification Required ☐
Not Required ☐

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MORGAN/GROVE/MARIN (MGM) REDEVELOPMENT PLAN TO CREATE A COMMUNITY BENEFIT BONUS PROVISION ON BLOCK 11508 ALONG THE LUIS MUNOZ MARIN BOULEVARD FRONTAGE AND TO EXPAND THE 4 STORY SUB-DISTRICT "A" ZONE

Initiator

Department/Division	HEDC/Planning	
Name/Title	R. Cotter, Director, PP, FAICP	M. Bucci-Carter, Supervising Planner, PP, AICP
Phone/email	201-457-5050 ; bobbyc@icnj.org	201-547-4499; maryannb@icnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

These amendments create a bonus provision to allow a building on Block 11508 (Morgan, Marin, Bay and Grove) to rise to a maximum of 375 feet in return for bonus payments to the City of Jersey City which be utilized to provide one or more of the following Community Benefits: 1) To assist in providing affordable housing within the City of Jersey City; 2) To acquire and improve public open space in the Harsimus Cove Neighborhood 3) To provide for physical improvements to public rights-of-way within the community in order to enhance the aesthetics and safety of the streetscape and pedestrian environment. Other improvements required by the bonus include: the creation of a landscaped open-space area at the corner of Bay Street and Marin Boulevard greater than 3,000 sq.ft. that will contain public amenities of a tree bosque, seating, bike racks, perennial and annual planting bed; increased sidewalk width; and, the strengthening of building design and façade standards.

Also amended is a portion of Sub-District "C" is changed to Sub-District "A".



MAP 3: Morgan / Grove / Marin (MGM)

Revised: MAY 2013 March 2015

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.051
TITLE: 3.B APR 22 2015 4.B

MAY 13 2015

Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Morgan/Grove /Marin (MGM) Redevelopment Plan to create a community benefit bonus provision on Block 11508 along the Luis Munoz Marin Boulevard frontage and to expand the 4 story Sub-District "A" zone.

RECORD OF COUNCIL VOTE ON INTRODUCTION

APR 22 2015 9-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING

MAY 13 2015 9-0

Councilperson COLEMAN moved, seconded by Councilperson OSBORNE to close P.H.

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

MICHAEL BOCHNER
TOMY TRAN
CESAR SARMIENTO
DAN SICARDI
VIETOR SISON
FRANK MOLINA Sr.
WINNIE TANDUNAN
KABILI TAYAR
JEREMY JACOBSON
JIM GIST

YVONNE BALZER
MARK SIMON
CHARLES HARRINGTON
PAUL BOCHNER
ERIC FLEMING
JOHN HA
SANTIAGO MUZIONES
JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY

Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE

MAY 13 2015 9-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on _____

APR 22 2015

Adopted on second and final reading after hearing on _____

MAY 13 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **MAY 13 2015**

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **MAY 13 2015**

APPROVED:

Steven M. Fulop, Mayor

Date **MAY 14 2015**

Date to Mayor _____

MAY 14 2015

*Amendment(s):

City Clerk File No. Ord. 15.052

Agenda No. 3.C 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.052

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE LAND DEVELOPMENT ORDINANCE ADDING A DEFINITION FOR FORMULA BUSINESSES

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, the Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

WHEREAS, Article I of the Land Development Ordinance contains definitions; and

WHEREAS, the existing glossary does not include a definition for "formula business," which will be beneficial to distinguish from other uses; and

WHEREAS, City Council has determined that formula businesses that are easily recognized as offering the same merchandise or menu items and having the same branding and styling as many other locations throughout the region and therefore may detract from established community character and instill a sense of sameness to our commercial areas causing neighborhoods to feel less unique; and

WHEREAS, downtown Jersey City supports a great variety of small, unique local businesses while most national chains have been located within enclosed shopping malls, strip shopping centers, or along the waterfront. The Jersey City Municipal Council has determined that this pattern of retail development remain in order to preserve Downtown's distinctive sense of place and unique neighborhood character; and

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and


WHEREAS, the Planning Board at its meeting of April 7, 2015 did vote to recommend that the Municipal Council amend the Definitions of the Land Development Ordinance to add a definition for Formula Businesses; and

WHEREAS, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Land Development Ordinance, be and hereby is amended as per the attached document;

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


Robert D. Cotter, FAICP, PP, Director, Division of City Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: 

APPROVED:
Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE LAND DEVELOPMENT ORDINANCE ADDING A DEFINITION FOR FORMULA BUSINESSES

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
	Jeff Wenger, AICP	Principal Planner
	Matt Ward, AICP	Senior Planner
Phone/email	201-547-5010	bobbyc@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The proposed amendments will provide a definition of "formula business" to the Land Development Ordinance.

I certify that all the facts presented herein are accurate.


Signature of Department Director


Date

4/13/15

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: April 8, 2015
TO: Council President Lavarro, Anthony Cruz, Bob Cotter
FROM: Matt Ward, AICP
SUBJECT: LDO definition amendment to add Formula Business

The amendment before you was requested by Mayor Fulop and pertains to Formula Business restrictions to various downtown Redevelopment Plans.

Formula Business restrictions were added where most appropriate.

Formula Businesses are establishments with multiple locations that exhibit standardized characteristics such as logos, menu items, merchandise, store decor, and other standardized features. These types of business establishments, more commonly referred to as "chain stores", are frequently perceived to detract from community character by replicating the standard designs and items at every location. The Mayor requested the Planning Division to review formula business restrictions nationwide and propose a definition and set of standards appropriate for Jersey City.

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AN AMENDMENT TO THE LAND DEVELOPMENT
ORDINANCE ADDING A DEFINITION FOR FORMULA BUSINESSES**

The proposed amendment will provide a definition of "formula business" to the Land Development Ordinance.

Proposed amendment to the Land Development Ordinance, Article I –

Section 345-6 - Definitions

as presented to the Jersey City Planning Board on April 7, 2015

FORMULA BUSINESS:

A type of business establishment that is contractually obligated to maintain two or more standardized characteristics such as: array of merchandise, menu items, facade design, decor, color scheme, uniform apparel, signage, trademark, or servicemark; and where 10 or more other establishments that are similarly contractually obligated to the same corporate entity are in operation within 300 miles of Jersey City.

(1) Standardized array of merchandise and menu items shall be defined as 50% or more of items from a single distributor bearing uniform markings.

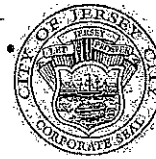
(2) Trademark and Servicemark shall be defined as a word, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of the goods or service from one party from those of others.

(3) Decor shall be defined as the style of interior furnishings, which may include but is not limited to, style of furniture, wall coverings or permanent fixtures.

(4) Color Scheme shall be defined as selection of colors used throughout, such as on the furnishings, permanent fixtures, and wall coverings, or as used on the facade.

(5) Uniform Apparel shall be defined as standardized items of clothing including but not limited to standardized aprons, pants, shirts, smocks or dresses, hats, and pins (other than name tags) as well as standardized colors of clothing.

Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 15.052TITLE: 3.C APR 22 2015 4.C MAY 13 2015

Ordinance of the Municipal Council of the City of Jersey City
adopting an amendment to the Land Development Ordinance
adding a definition for formula businesses

RECORD OF COUNCIL VOTE ON INTRODUCTION

APR 22 2015 9-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING

MAY 13 2015 8-0Councilperson COLEMAN moved, seconded by Councilperson WATTERMAN to close P.H.

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	<u>ABSENT</u>			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER
KABILI TAYARI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY

Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE

MAY 13 2015 8-1

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

APR 22 2015

Adopted on second and final reading after hearing on

MAY 13 2015

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on MAY 13 2015

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

MAY 13 2015

APPROVED:

Steven M. Fulop, Mayor

Date

MAY 14 2015

Date to Mayor

MAY 14 2015



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.053

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO VARIOUS REDEVELOPMENT PLANS TO ADD FORMULA BUSINESS RESTRICTIONS

WHEREAS, the New Jersey Local Redevelopment and Housing Law empowers local government to adopt and amend Redevelopment Plan to promote the advancement of community interests through a program of redevelopment; and

WHEREAS, Jersey City Municipal Council has determined that formula business, which utilize standardized features such as decor, menu or merchandise items, and logos, may detract from downtown Jersey City's unique community character; and,

WHEREAS, the Jersey City Master Plan recommends additional land use regulations restricting formula businesses; and

WHEREAS, downtown Jersey City supports a great variety of unique local businesses while most national chains in downtown have located within enclosed shopping malls, strip shopping centers, or near the waterfront; and

WHEREAS, Municipal Council has determined that this pattern of retail development should remain in order to preserve Downtown's distinctive sense of place and unique neighborhood character; and

WHEREAS, formula business restrictions will apply to the following redevelopment plans or portions thereof: 8 Erie; Bates Street; Betz Brewery; Block 10102; Block 239 Lot 47; Bright and Varick; Bright Street; Colgate; Columbus Corner; Dixon Crucible; Exchange Place North (only River View District, Block 11613 and Block 13003); Grand Jersey; Grand Street; Gregory Park; Grove and Mercer; Grove Street II; Grove Street N.D.P.; Grove Street Station; Hamilton Square; Harsimus Cove Station (only West Neighborhood District); Henderson Street South; Hoboken Avenue; Jersey Avenue Light Rail (only Transition District and Medium Rise District); Jersey Avenue Park; Liberty Harbor North; Luis Munoz Marin; Majestic Theater; Majestic Theater II; Merseles Street; Montgomery Gateway (only Adaptive Reuse District, Commercial Reuse District, Public District, Residential New Construction District, and Residential Rehabilitation District); Morgan Grove Marin; Newark Ave; Ninth and Brunswick; Ninth Street; Ninth Street II; Paulus Hook (only N.D.P. Area 1, Block 13102); Powerhouse (exempt Block 11609); School #2; St. Francis Hospital; Tidewater; Village; Wayne Street; and

WHEREAS, the various redevelopment plans or portions thereof subject to this amendment is depicted on the attached map entitled "Proposed Formula Business Restrictions Ordinance Amendment;" and

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

WHEREAS, the Planning Board at its meeting of April 7, 2015 did vote to recommend that the Municipal Council amend the Redevelopment Plans listed above; and

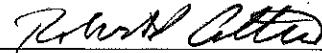
WHEREAS, the Planning Board at its meeting of April 7, 2015 recommended a floor amendment to reduce the provision about grocery stores from 35,000 square feet to 15,000 square feet; and

WHEREAS, the amendments to Redevelopment Plans listed above are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the redevelopment plans listed above and depicted on the attached map, be and hereby are amended as per the attached document;

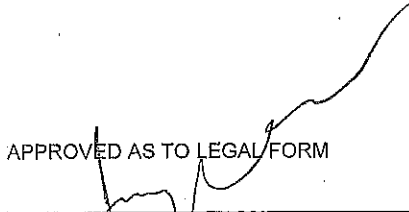
BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.



Robert D. Cotter, FAICP, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM



Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: 

APPROVED: _____
Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING TO VARIOUS REDEVELOPMENT PLANS TO ADD FORMULA BUSINESS RESTRICTIONS

Initiator

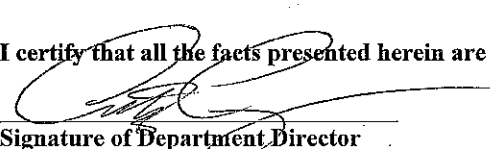
Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, AICP	Director
	Jeff Wenger, AICP	Principal Planner
	Matt Ward, AICP	Senior Planner
Phone/email	201-547-5010	bobbyc@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The proposed amendments will provide formula business restrictions to various downtown redevelopment plans or portions thereof. Formula business, which utilize standardized features such as decor, menu or merchandise items, and logos, may detract from downtown Jersey City's unique community character. Restrictions on formula business should be implemented to preserve Downtown's distinctive sense of place and unique neighborhood character.

I certify that all the facts presented herein are accurate.


Signature of Department Director


Date

4/13/15

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: April 13, 2015
TO: Council President Lavarro, Anthony Cruz, Bob Cotter
FROM: Matt Ward, AICP
SUBJECT: LDO definition amendment to add Formula Business

The amendment before you was requested by Mayor Fulop and pertains to the definition of "Formula Business."

Adding a definition for Formula Business to the LDO will distinguish it from other uses and prompt legislation restricting the amount and location of uses meeting the definition of Formula Business.

Formula Businesses are establishments with multiple locations that exhibit standardized characteristics such as logos, menu items, merchandise, store decor, and other standardized features. These types of business establishments, more commonly referred to as "chain stores", are frequently perceived to detract from community character by replicating the standard designs and items at every location. The Mayor requested the Planning Division to review formula business restrictions nationwide and propose a definition and set of standards appropriate for Jersey City.

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING TO VARIOUS REDEVELOPMENT PLANS TO ADD
FORMULA BUSINESS RESTRICTIONS**

The proposed amendments will provide formula business restrictions to various downtown redevelopment plans or portions thereof. Formula business, which utilize standardized features such as decor, menu or merchandise items, and logos, may detract from downtown Jersey City's unique community character. Restrictions on formula business should be implemented to preserve Downtown's distinctive sense of place and unique neighborhood character.

PROPOSED AMENDMENTS TO VARIOUS DOWNTOWN REDEVELOPMENT PLANS

Text that is added to various plans is in bold **like this**.

Floor amendments are in underlined bold italics **like this**

Text to be omitted by a floor amendment is strikethrough ~~like this~~.

Amendment language added to the following redevelopment plans:

- | | | |
|--|---------------------------------------|---|
| 1. 8 Erie | 18. Grove Street Station | New Construction District, |
| 2. Bates Street | 19. Harsimus Cove Station | and Residential |
| 3. Betz Brewery | (<i>only</i> West Neighborhood | Rehabilitation District) |
| 4. Block 10102 | District) | 30. Morgan Grove Marin |
| 5. Block 239 Lot 47 | 20. Henderson Street South | 31. Newark Ave |
| 6. Bright and Varick | 21. Hoboken Avenue | 32. Ninth and Brunswick |
| 7. Bright Street RDP | 22. Jersey Avenue Light Rail | 33. Ninth Street |
| 8. Colgate | (<i>only</i> Transition District and | 34. Ninth Street II |
| 9. Columbus Corner | Medium Rise District) | 35. Paulus Hook (<i>only</i> N.D.P |
| 10. Dixon Crucible | 23. Jersey Avenue Park | Area 1, Block 13102) |
| 11. Exchange Place North (<i>only</i> | 24. Liberty Harbor North | 36. Powerhouse (<i>exempt</i> Block |
| River View District, Block | 25. Luis Munoz Marin | 11609) |
| 11613 and Block 13003) | 26. Majestic Theater | 37. School #2 |
| 12. Grand Jersey | 27. Majestic Theater II | 38. <u>Hamilton Square (formerly</u> |
| 13. Grand Street | 28. Merseles Street | St Francis Hospital] |
| 14. Gregory Park | 29. Montgomery Gateway (<i>only</i> | 39. Tidewater |
| 15. Grove and Mercer | Adaptive Reuse District, | 40. Village |
| 16. Grove Street II | Commercial Reuse District, | 41. Wayne Street |
| 17. Grove Street N.D.P. | Public District, Residential | |

Text to be inserted into the principal permitted use section:

All commercial retail areas within each structure or within a single tax lot shall limit formula business establishments, as defined by the Land Development Ordinance, to a maximum of 30% of ground floor gross leasable commercial area. For the purposes of this area restriction, the formula business definition shall apply to the following uses, whether functioning as a principal or accessory use:

1. Retail sales of goods and services.



2. Restaurants, all categories.

3. Bars.

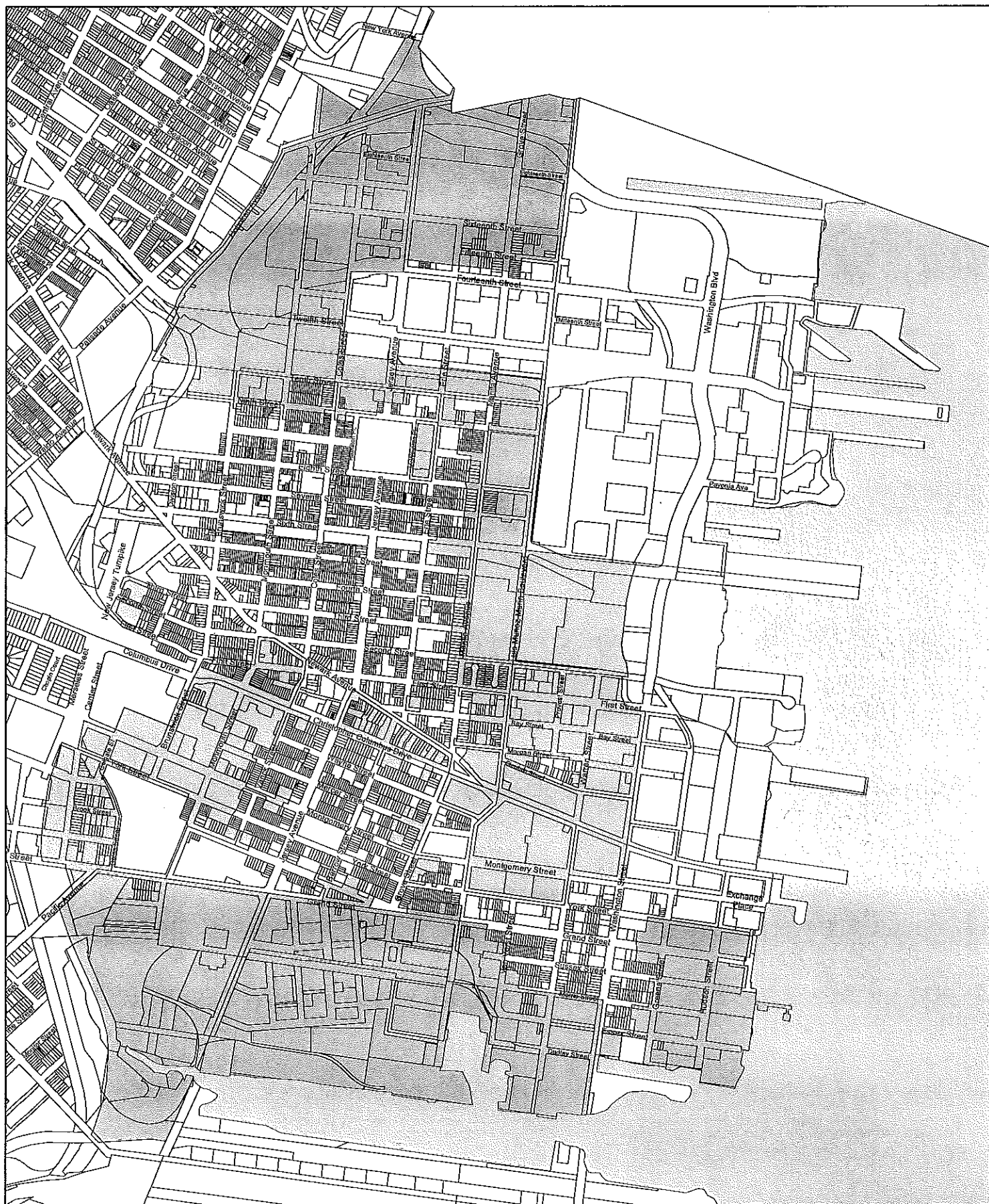
4. Financial service facilities and banks.

Grocery stores greater than 35,000 ~~15,000~~ square feet may exceed 30% of gross leasable commercial area, but shall be the only formula business within such structure or lot.

PROPOSED FORMULA BUSINESS RESTRICTION ORDINANCE AMENDMENT

-  Redevelopment Areas to be amended for Formula Business Restrictions
-  Areas not to be amended

MAP NO.:605



Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.053

TITLE: 3.D APR 22 2015 4.D MAY 13 2015

Ordinance of the Municipal Council of the City of Jersey City adopting amendments to various redevelopment plans to add formula business restrictions.

RECORD OF COUNCIL VOTE ON INTRODUCTION APR 22 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 13 2015 8-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>RIVERA</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	ABSENT			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

AARON MORRILL
YVONNE BALZER
CHESTER ROTHMAN
MICHAEL SELENDER
DANIEL SICARDI
RIAZ WAHID
JEFF KAPLOWITZ
EMME WOLF

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 13 2015 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on APR 22 2015

Adopted on second and final reading after hearing on MAY 13 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAY 13 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:
Rolando R. Lavarro, Jr., Council President

Date MAY 13 2015

APPROVED:
Steven M. Fulop, Mayor

Date MAY 14 2015

Date to Mayor MAY 14 2015

City Clerk File No. Ord. 15.054

Agenda No. 3.E 1st Reading

Agenda No. 4.E 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.054

TITLE: ORDINANCE OF THE CITY OF JERSEY CITY AMENDING AND SUPPLEMENTING CHAPTER 345 (ZONING) ARTICLE IV (FEES, DEPOSITS AND INSPECTIONS), SECTION 345-32 (NON-REFUNDABLE APPLICATION FEES) OF THE JERSEY CITY MUNICIPAL CODE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

WHEREAS, pursuant to N.J.S.A. 40:55D-62, the Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Jersey City Municipal Code (Ordinance No. 01-042), on April 11, 2001, as amended thereafter; and

WHEREAS, Article IV, Section 345-32 sets forth the fees to apply for approvals from the Planning Board, the Zoning Board of Adjustment, and the Historic Preservation Commission; and

WHEREAS, presently, affordable housing projects that are entirely affordable housing are exempt from fees; and

WHEREAS, in the case of mixed-income or mixed-use projects that only contain some affordable housing, fees should be pro-rated so that only the affordable housing portion of the project is exempt; and

WHEREAS, the clarification of this fee, as well as the definition of what constitutes affordable housing is necessary, appropriate and in the best interests of the City; and

WHEREAS, the Municipal Council, pursuant to N.J.S.A. 40:55D-64, sought and received the recommendations of the Jersey City Planning Board relative to these issues and voted at its meeting of March 24, 2015, to recommend that the Municipal Council amend the Fees of the Land Development Ordinance to clarify the affordable housing project fee exemption; and

WHEREAS, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, and are available for public inspection in the Office of the City Clerk, City Hall, 280 Grove, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

- A. The following amendments to Chapter 345 (Zoning) Article I (General Provisions) are hereby adopted:

ZONING

ARTICLE IV

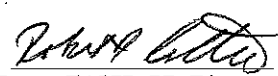
Fees, Deposits and Inspections

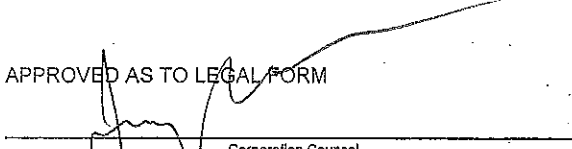
§345-32. Non-refundable application fees.

- A. There shall be a non-refundable fee for applications to the Jersey City Planning Board, Zoning Board of Adjustment, and Historic Preservation Commission as provided by law and established herein. The fees provided for shall be non-refundable and are for purposes of offsetting the administrative and clerical costs of running these Boards.
- B. The City of Jersey City and its agencies, such as the Housing Authority, Parking Authority and Board of Education, as well as applications for affordable housing ~~[developments]~~ (affordable housing being defined pursuant to N.J.S.A. 52:27D-301, et. seq. or the U.S. Department of Housing and Urban Development), and applications for Certificates of Appropriateness and Certificates of No Effect submitted by non-profit entities for property within a designated Historic District, are exempt from the fees described herein.
- C. As for projects by non-City entities that propose a mix of affordable housing and market rate housing, the fees shall be pro-rated so that only affordable housing units and their associated building components, shall be exempt from the fees. All market rate housing units and their associated building components, as well as non-residential (commercial or industrial) units, shall remain subject to the fees described herein.
- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.
- F. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S.A. 40:55D-a16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S.A. 40:49-2.1.


Note: All new material is underlined; words in [brackets] are omitted.
For purposes of advertising only, new matter is **boldface** and repealed matter by *italics*.

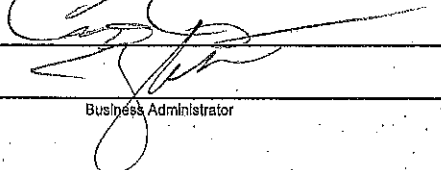
4/02/15


Robert D. Cotter, FAICP, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel
Certification Required ☐
Not Required ☐

APPROVED: 

APPROVED: 

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE APPLICATION FEE REGULATIONS OF THE LAND DEVELOPMENT ORDINANCE

Initiator

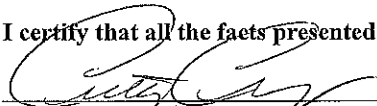
Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, AICP	Director
Phone/email	201-547-5010	bobbyc@cnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The proposed amendment clarifies the fees required for affordable housing projects; specifically, fees for any mixed-income or mixed-use projects will be calculated on a pro-rated basis and only the affordable component(s) will be exempt.

I certify that all the facts presented herein are accurate.


Signature of Department Director

3/26/15
Date


Signature of Division Director

3.26.15
Date

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: March 25, 2015
TO: Council President Lavarro, Anthony Cruz, Bob Cotter
FROM: Kristin J. Russell, PP, AICP *KJR*
SUBJECT: Application Fees – Affordable Housing

The amendments before you pertain to Application Fees for affordable housing.

Presently, affordable housing development is exempt from application fees. This amendment clarifies that any mixed housing developments (partially affordable, partially market rate) will be subject to fees for the market rate and non-residential components for the project on a pro-rated basis.

Previously, there was some confusion as to whether fees would be waived for mixed income housing, and this amendment affirms that only the affordable housing component is exempt.

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE APPLICATION FEE
REGULATIONS OF THE LAND DEVELOPMENT ORDINANCE**

The proposed amendment clarifies the fees required for affordable housing projects; specifically, fees for any mixed-income or mixed-use projects will be calculated on a pro-rated basis and only the affordable component(s) will be exempt.

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.054
TITLE: 3.E APR 22 2015 4.B

MAY 13 2015

Ordinance of the City of Jersey City amending and supplementing Chapter 345 (Zoning) Article IV (Fees, Deposits and Inspections), Section 345-32 (Non-Refundable Application Fees) of the Jersey City Municipal Code.

RECORD OF COUNCIL VOTE ON INTRODUCTION APR 22 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 13 2015 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

APR 22 2015

Adopted on second and final reading after hearing on

MAY 13 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

MAY 13 2015

APPROVED:

Steven M. Fulop, Mayor

Date

MAY 14 2015

Date to Mayor

MAY 14 2015

City Clerk File No. Ord. 15.055
Agenda No. 3.F 1st Reading
Agenda No. 4.F 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.055

TITLE:

ORDINANCE SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND ORDINANCES) OF THE JERSEY CITY CODE TO CREATE A NEW CLASSIFIED POSITION FOR ENVIRONMENTAL ENGINEER 1

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

A. The following supplements to Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code are adopted:

Labor Grade

Title

*

Environmental Engineer 1

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in [brackets] are omitted.
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

**Pursuant to N.J.S.A. 40:69A-43a.*

JF/he
4/10/15

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____

Business Administrator

Certification Required ☐
Not Required ☐

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND ORDINANCES) OF THE JERSEY CITY CODE TO CREATE A NEW CLASSIFIED POSITION FOR ENVIROMENTAL ENGINEER 1

Initiator

Department/Division	Human Resources	Workforce Management
Name/Title	Nancy Ramos	Human Resources Director
Phone/email	(201) 547-5224	nancyr@jenj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

To establish a new title for Justina H. Cheng in accordance with New Jersey Department of Civil Services Commission Rules and Regulations.

I certify that all the facts presented herein are accurate.



Signature of Department Director

4/13/15

Date



STEVEN M. FULOP
MAYOR OF JERSEY CITY

**CITY OF JERSEY CITY
OFFICE OF THE MAYOR**

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5500 | F: 201 547 5442



STEVEN M. FULOP
MAYOR OF JERSEY CITY

E.O. _____

_____, 2015

**EXECUTIVE ORDER OF THE MAYOR
OF THE
CITY OF JERSEY CITY**

CLASSIFIED POSITIONS FOR CITY EMPLOYEES

Pursuant to the Faulkner Act, N.J.S.A. 40:69A-48, as amended by L.1985, c.374, the Mayor is now authorized to set the salaries, wages or other compensation of all employees of administrative departments except department directors and employees whose salaries are required to be set by ordinance.

Pursuant to this authorization, I issue the following Executive Order establishing guidelines for salaries and wages of those employees whose salaries are set by the Mayor:

Labor Grade

Title

21

Environmental Engineer 1

This order shall take effect immediately.

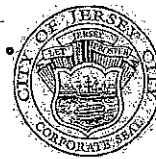
Very truly yours,

STEVEN M. FULOP, MAYOR

SMF/he

cc: Robert J. Kakoleski, Business Administrator
Jeremy Farrell, Corporation Counsel
Robert Byrne, City Clerk
Donna Mauer, Chief Financial Officer
Nancy Ramos, Personnel Director

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.055
 TITLE: 3.F APR 22 2015 4.F MAY 13 2015

Ordinance supplementing Chapter A351 (Executive Orders) and Ordinances) of the Jersey City Code to create a new classified position for Environmental Engineer 1.

RECORD OF COUNCIL VOTE ON INTRODUCTION APR 22 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 13 2015 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JAYSON BURG
 YVONNE BALZER
 DAN SICARDI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on APR 22 2015
 Adopted on second and final reading after hearing on MAY 13 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAY 13 2015

Robert Byrne
 Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

MAY 13 2015

APPROVED:

Steven M. Fulop, Mayor

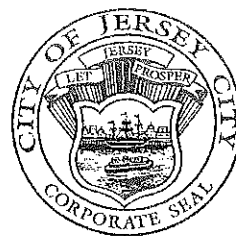
Date

MAY 14 2015

Date to Mayor

MAY 14 2015

City Clerk File No. Ord. 15.056
Agenda No. 3.6 1st Reading
Agenda No. 4.6 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.056

TITLE: ORDINANCE AUTHORIZING THE CITY OF JERSEY TO LEASE CITY-OWNED PROPERTY AT 13-15 LINDEN AVENUE TO THE JERSEY CITY INCINERATOR AUTHORITY

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the Jersey City Incinerator Authority ("JCIA") did formerly own and occupied property located at 501 Route 440, Jersey City, New Jersey 07305; and

WHEREAS, on April 21, 2008, the JCIA entered into a Settlement Consent Order ("SCO") with the City of Jersey City ("City"), the Jersey City Municipal Utilities Authority, the Jersey City Redevelopment Authority, and Honeywell International, Inc., which resolved certain litigation between those parties and provided for the sale and eventual redevelopment of several adjacent properties, including the JCIA's former property; and

WHEREAS, the redevelopment of the JCIA's former property, as contemplated by the SCO, requires the permanent relocation of the JCIA's operations, equipment, materials, and personnel; and

WHEREAS, the City owns the real property located at 13-15 East Linden Avenue, Jersey City, New Jersey (the "Property") upon which it has constructed a new Municipal Services Complex, which premises are fit up and suitable for the operations, equipment, materials, and personnel of the JCIA; and

WHEREAS, the JCIA desires to relocate its operations, equipment, materials, and personnel to the Property, and the City wishes to lease a portion of the Property to the JCIA which is more specifically described and depicted in the Lease Agreement and Schedule A thereto; and

WHEREAS, the City agrees to lease the Property to the JCIA for the sum of One Dollar (\$1.00) a year; and

WHEREAS, the term of the Lease Agreement shall continue until such time as the JCIA's operations are either relocated to another property or premises sufficient to conduct all of its operations, or that the City formally dissolves the JCIA, or until twelve (12) months after the adoption of a resolution by the City Council determining the Property is needed for another public purpose; and

WHEREAS, N.J.S.A. 40A:12-14(b) provides that a municipality may convey an interest in property to a public body corporate and politic for nominal consideration.

NOW, THEREFORE, BE IT ORDAINED, by the Municipal Council of the City of Jersey City that:

1. The Mayor or Business Administrator is authorized to execute the attached Lease Agreement with the JCIA for the Property located at 13-15 Linden Avenue subject to the following terms and conditions:

- (i) the term of the Lease Agreement shall continue until such time as the JCIA's operations are either relocated to another property or premises sufficient to conduct all of its operations, or that the City formally dissolves the JCIA, or until twelve (12) months after the adoption of a resolution by the City Council determining the Property is needed for another public purpose;
 - (ii) the annual rent shall be \$1.00;
 - (iii) the City shall be responsible for paying the cost of all utilities;
 - (iv) the JCIA shall indemnify, defend, and hold the City and its officers, agents and employees harmless from any and all claims of personal injury and property damage arising out of the JCIA's occupancy and use of the Property; and
2. The Lease Agreement shall be substantially in the form of the attached, subject to such modifications as the Corporation Counsel or Business Administrator deems necessary or appropriate.
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
 - B. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This ordinance shall take effect in the manner as prescribed by law.
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

RR
3-30-15

NOTE: All new material is underlined; words in {brackets} are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

Corporation Counsel

APPROVED: _____

APPROVED: _____

Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.056
TITLE: 3.G APR 22 2014 4.G

Ordinance authorizing the City of Jersey City to lease city owned property at 13-15 Linden Avenue to the Jersey City Incinerator Authority

RECORD OF COUNCIL VOTE ON INTRODUCTION APR 22 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 13 2015 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 13 2015 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on APR 22 2015
Adopted on second and final reading after hearing on MAY 13 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAY 13 2015

Robert Byrne
Robert Byrne, City Clerk

APPROVED: [Signature]
Rolando R. Lavarro, Jr., Council President
Date MAY 13 2015

*Amendment(s):

APPROVED: [Signature]
Steven M. Fulop, Mayor
Date MAY 14 2015
Date to Mayor MAY 14 2015

City Clerk File No. Ord. 15.057

Agenda No. 3.H 1st Reading

Agenda No. 4.H 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.057

TITLE: ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO EXECUTE A LEASE AGREEMENT WITH HARWOOD CORPORATION FOR 20 PARKING SPACES LOCATED AT 808 PAVONIA AVENUE.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City needs 20 parking spaces for the Department of Public Safety personnel working at 1 Journal Square Plaza; and

WHEREAS, Harwood Corporation agrees to provide twenty (20) unreserved parking spaces at its facility located at 808 Pavonia Avenue, Jersey City for \$120.00 per space per month for a total monthly cost of \$2,400.00; and

WHEREAS, the City shall have the option to increase or decrease the number of parking spaces as needed at \$120.00 per space; and

WHEREAS, Harwood Corporation and the City of Jersey City shall have the right to terminate the lease without cause by providing thirty (30) days prior to the effective date of termination

WHEREAS, the parking spaces rented by the City will be exempt from the City's tax on parking lot spaces pursuant to section 304-1 et seq. of the City Code; and

WHEREAS, the lease term shall be effective June 1, 2015 and ending May 31, 2016 subject to the City's option to renew the lease for an additional two (2) years; and

WHEREAS, funds will be made available in account #01-201-31-432-304 in the 2015 temporary, permanent and future Calendar Year budgets.

NOW, THEREFORE BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. Subject to such modifications as may be deemed necessary or appropriate by Corporation Counsel, the Mayor or Business Administrator is authorized to execute the Lease Agreement attached hereto with Harwood Corporation for twenty (20) unreserved parking spaces at 808 Pavonia Avenue, Jersey City.
2. The term of the lease shall take effect as of June 1, 2015 and shall end on May 31, 2016 subject to the City's option to renew the lease for an additional two (2) years.
3. Harwood Corporation and the City of Jersey City shall have the right to terminate the lease without cause by providing (30) days notice prior to the effective date of termination.
4. The monthly rent for twenty (20) unreserved parking spaces shall be \$120.00 per space for a total monthly amount of \$2,400.00.
5. The City shall have the option to increase or decrease the number of parking spaces as needed at \$120.00 per space.
6. The parking spaces rented by the City shall be exempt from the parking tax authorized pursuant to Section 304-1 et seq. Of the City Code.

7. Funds will be made available in Account No. 01-201-31-432-304 in the 2015 temporary, permanent and future Calendar Year budgets.
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect in the manner as prescribed by law.
- D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined ; words in (brackets) Are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by italic.

I hereby certify that there are sufficient funds available in Municipal Rent Account # 01-201-31-432-304 for Requisition #0169823 P.O. # _____.

Donna Mauer, Chief Financial Officer

AMM/pr

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO EXECUTE A LEASE AGREEMENT WITH HARWOOD CORPORATION FOR THE USE OF 20 PARKING SPACES AT 808 PAVONIA AVENUE, JERSEY CITY.

Initiator

Department/Division	Administration	Real Estate
Name /Title	Steve Miller	Confidential Assistant
Phone/E-Mail	(201) 206-9531	SteveM@jcnj.org

Note initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

**TO PROVIDE 20 PARKING SPACES FOR POLICE LOCATED AT ONE JOURNAL SQUARE AT \$120.00 PER SPACE TALLING \$2,400.00 PER MONTH/ANNUAL RENT \$28,800.00
THE TERM OF THE LEASE SHALL TAKE EFFECT AS OF JUNE 1, 2015 TO MAY 31, 2016 SUBJECT TO THE CITY'S OPTION TO RENEW THE LEASE FOR AN ADDITIONAL TWO (2) YEARS.**

I certify that all the facts presented herein are accurate.



Signature of Department Director



Date

LEASE AGREEMENT

THIS LEASE AGREEMENT made this _____ day of _____, 201 between **HARWOOD CORPORATION** located at 26 Journal Square Suite 804, Jersey City, New Jersey 07306 and the **CITY OF JERSEY CITY (City)**, having its principal place of business at City Hall, 280 Grove Street, Jersey City, New Jersey 07302.

WHEREAS, the City requires twenty (20) parking spaces for employees working at the Department of Public Safety located at 1 Journal Square Plaza, Jersey City, New Jersey; and

WHEREAS, Harwood Corporation agrees to lease the City twenty (20) parking spaces located at 808 Pavonia Avenue, Jersey City, New Jersey.

NOW THEREFORE, in consideration of the mutual promises and covenants set forth herein, the parties agree as follows:

ARTICLE I

Premises

Harwood Corporation does hereby lease to the City and the City does hereby rent from Harwood Corporation the following described premises :A total twenty (20) parking spaces located at 808 Pavonia Avenue. During the lease term, the city shall have the right to increase or decrease the number of parking spaces that it leases by as many as ten (10) parking spaces.

ARTICLE II

Term

For a term of effective as of June 1, 2015 and ending May 31, 2016 unless otherwise extended for up to an additional two (2) years.

ARTICLE III

Use

Under the terms of this lease, the City shall have the right to use and occupy twenty parking spaces located at 808 Pavonia Avenue, Jersey City, New Jersey.

ARTICLE IV

Payment of Rent

The City covenants and agrees to pay the Harwood Corporation rent for and during the term hereof the sum of Two Thousand Four Hundred Dollars (\$2,400.00) per month during the term of this Lease. The sum of Two Thousand Four Hundred Dollars (\$2,400.00) represents the monthly rent due for twenty(20) parking spaces at One Hundred Twenty Dollars (\$120.00) per parking space per month. If the City increases or decreases the number of parking spaces, it will be by the amount of \$120.00 per space. The parking spaces rented by the City will be exempt from the City's tax on parking lot spaces pursuant to section 304-1 et seq. Of the City Code.

ARTICLE V
Assignment Sub- Lease

The City shall not, without the prior written consent of Harwood Corporation, assign mortgagor hypothecate this Lease, or sublet or sublease the premises or any part hereof.

ARTICLE VI
Termination

The City shall have the right at its convenience to terminate the lease at any time during its term by giving thirty (30) days notice prior to the date of termination.

ARTICLE VII
Validity of Lease

The terms, conditions, covenants and provisions of this Lease shall be deemed to be severable. If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity or any other clause or provision herein, but such other clauses or provisions shall remain in full force and effect.

ARTICLE VIII
Notices

All notices required under the terms of this Lease shall be given and shall be complete by mailing such notices by certified or registered mail, return receipt requested, or by hand delivery to the address of the parties as shown at the head of this Lease, or to such other address as may be designated in writing notice of change of address shall be given in the same manner.

ARTICLE IX
Entire Contract

This Lease contains the entire contract between the parties. No representative, agent or employee of Harwood Corporation has been authorized to make any representations or promises with reference to the within letting or to vary, alter or modify the terms hereof. No additions, changes or modifications, renewals or extensions hereof, shall be binding unless reduced to writing and signed by Harwood Corporation and the City.

ARTICLE X

This Lease may not be filed by the City without the prior written consent of the Harwood Corporation.

Harwood Corporation may pursue the relief or remedy sought in any invalid clause, by conforming the said clause with the provisions of the status or the regulations of any governmental agency in such case made and provided as if the particular provisions of the applicable statutes or regulations were set forth herein at length.

In all references herein to any parties, persons, entities or corporation the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require. All the terms, covenants and conditions herein contained shall be for and shall inure to the benefit of and shall bind the respective parties hereto, and their heirs, executors, administrators, personal or legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, or caused these presents to be signed by their proper corporate officers and their proper corporate seal to be hereunto affixed, the day and year first above written.

ATTEST:

CITY OF JERSEY CITY

ROBERT BYRNE
City Clerk

ROBERT J. KAKOLESKI
Business Administrator

WITNESS:

HARWOOD CORPORATION

BY: _____

BY: _____

CITY OF JERSEY CITY394 CENTRAL AVE.
2ND FLOOR
JERSEY CITY NJ 07307**Requisition****Requisition #****0169852****Assigned PO #****Vendor**
HARWOOD CORP.
26 JOURNAL SQUARE, STE 804
JERSEY CITY NJ 07306

HA262477

Dept. Bill To
DIVISION OF REAL ESTATE
MUNICIPAL COURT BUILDING
365 SUMMIT AVENUE
JERSEY CITY NJ 07306**Dept. Ship To**
DIVISION OF REAL ESTATE
MUNICIPAL COURT BUILDING
365 SUMMIT AVENUE
JERSEY CITY NJ 07306**Contact Info**
PEGGY RAUSCH X5234
0000000000

Quantity	UOM	Description	Account	Unit Price	Total
1.00	EA	ENCUMBRANCY	01-201-31-432-304	7,300.00	7,300.00

THIS PURCHASE ORDER IS FOR ENCUMBRANCY
PURPOSES ONLY TO ESTABLISH FUNDING FOR
POLICE PARKING AT 808 PAVONIA AVENUE
NAME OF CONTRACT: HARWOOD CORP.
TOTAL CONTRACT: \$28,800.00
TEMPORARY ENCUMBRANCY: \$7,300.00
TO COVER FROM 6/1/15 THRU 8/31/15
PAYMENTS WILL BE MADE FROM TIME TO TIME
ON PARTIAL PAYMENT VOUCHERS.

Requisition Total 7,300.00

Req. Date: 04/09/2015

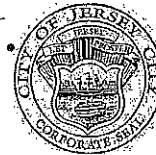
Requested By: PEGGYR

Buyer Id:

Approved By: _____

This Is Not A Purchase Order

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.057

TITLE: 3.H APR 22 2015 4.H

MAY 13 2015

Ordinance authorizing the City of Jersey City to execute a lease agreement with Harwood Corporation for 20 parking spaces located at 808 Pavonia Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION APR 22 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 13 2015 9-0											
Councilperson <u>OSBORNE</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **APR 22 2015**
 Adopted on second and final reading after hearing on **MAY 13 2015**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **MAY 13 2015**

Robert Byrne
 Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.
 Rolando R. Lavarro, Jr., Council President

Date

MAY 13 2015

APPROVED:

Steven M. Fulop
 Steven M. Fulop, Mayor

Date

MAY 14 2015

Date to Mayor

MAY 14 2015

City Clerk File No. Ord. 15.058
Agenda No. 3.I 1st Reading
Agenda No. 4.I. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.058

TITLE: ORDINANCE AUTHORIZING AN AMENDMENT TO THE FINANCIAL AGREEMENT FOR A SENIOR CITIZEN RENTAL HOUSING PROJECT CONSTRUCTED BY PADUA COURT URBAN RENEWAL, L.P., AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, Padua Court Urban Renewal, L.P., is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as Amended and Restated and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, the Entity owns certain property known as Block 9907, Lot 1 (formerly known as Lot 390, Lot 17A), on the City's Official Tax map, and more commonly known by the street address of 184-190 Brunswick Street/350 Sixth Street, and more specifically described by metes and bounds, in the application [Property]; and

WHEREAS, on November 22, 1994, pursuant to Ordinance 94-110, the City granted the Applicant a 30 year long term tax exemption for the renovation of an existing vacant building to create 39 units of affordable housing for senior citizens [Property]; and

WHEREAS, the City and the Entity entered into a Financial Agreement dated as of June 20th, 1995, for the Property, which required the Entity to pay 15% (fifteen percent) of its Gross Annual Revenue; and

WHEREAS, it had been the practice of the parties to allow the Entity to deduct utilities from Annual Gross Revenue from its annual audited financial statement each year since the tax exemption was awarded; and

WHEREAS, the Original Financial Agreement is silent as to the issue of the deduction of the utilities from Annual Gross Revenues; and

WHEREAS, by agreement of the parties, on January 13, 2015, the Entity filed an Application with the City to amend both Section 1.2(iii), Annual Gross Revenue, to expressly incorporate the deduction of utilities, and Section 11.1(b), to substitute a new contact address for the Entity in its Financial Agreement; and

WHEREAS, the amendment to Section 1.2(iii) will redefine Annual Gross Revenue, to allow the Entity to deduct any utility expenses or charges of the Project paid by the Entity from its Gross Revenue, to memorialize the parties' practice; and

WHEREAS, the Entity is also seeking to amend Section 11.1(b) to acknowledge Silverman Building, LLC, 279 Grove Street, Jersey City, NJ 07302, as its new contact under the Financial Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

ORDINANCE AUTHORIZING AN AMENDMENT TO THE FINANCIAL AGREEMENT FOR A SENIOR CITIZEN RENTAL HOUSING PROJECT CONSTRUCTED BY PADUA COURT URBAN RENEWAL, L.P., AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

A. The application for an Amended and Restated Financial Agreement of Padua Court Urban Renewal, L.P., an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as Amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for Block 9907, Lot 1 (formerly known as Lot 390, Lot 17A), more commonly known by the street address of 184-190 Brunswick Street/350 Sixth Street, more specifically described by metes and bounds in the application, is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Amendment to the Financial Agreement. The Amended and Restated Financial Agreement shall include the following amendments to its terms and conditions:

1. Section 1.2(iii), Annual Gross Revenue, of the original Financial Agreement is hereby amended to allow the Entity to deduct any annual utility expenses or utility charges of the Project paid by the Entity, from Annual Gross Revenue;
2. The contact set forth in Section 11.1(b) is hereby deleted in its entirety and Silverman Building, LLC, 279 Grove Street, Jersey City, NJ 07302, is substituted as the Entity's contact.

C. The City Clerk shall deliver a certified copy of this Ordinance and the Amended Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.

D. The application to amend the tax exemption Financial Agreement is on file with the office of the City Clerk. The Amended Financial Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.

E. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

F. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

G. This ordinance shall take effect at the time and in the manner provided by law.

I. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

DJ/JM/he
4/13/15

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED:

APPROVED:

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE AUTHORIZING AN AMENDMENT TO THE FINANCIAL AGREEMENT FOR A SENIOR CITIZEN RENTAL HOUSING PROJECT CONSTRUCTED BY PADUA COURT URBAN RENEWAL, L.P., AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

Initiator

Department/Division	Tax Collections	Tax Collections
Name/Title	Maureen Cosgrove	Tax Collector
Phone/email	(201) 547-5120	Maureen@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The Entity filed an Application with the City to amend both Section 1.2(iii), Annual Gross Revenue, to expressly incorporate the deduction of utilities, and Section 11.1(b), to substitute a new contact address for the Entity and to acknowledge Silverman Building, LLC, 279 Grove Street, Jersey City, NJ 07302, as its new contact under the Financial Agreement.

The amendment to Section 1.2(iii) will redefine Annual Gross Revenue, to allow the Entity to deduct any utility expenses or charges of the Project paid by the Entity from its Gross Revenue, to memorialize the parties' practice.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

AMENDMENT TO FINANCIAL AGREEMENT

THIS **AMENDMENT TO FINANCIAL AGREEMENT** (the "Financial Agreement Amendment No. 1"), dated as of _____, 2015, by and between **THE CITY OF JERSEY CITY**, a municipal corporation of the State of New Jersey with offices at 280 Grove Street, Jersey City, New Jersey 07302 (the "City"), and **PADUA COURT URBAN RENEWAL, L.P.**, a limited dividend urban renewal entity, qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, codified in N.J.S.A. 40A:20-1 et seq., having its principal office at 279 Grove Street, Jersey City, New Jersey 07302 (the "Entity" and, together with the City, the "Parties"). Capitalized terms used herein but not otherwise defined herein shall have the meaning as set forth in the hereinafter defined Original Financial Agreement.

RECITALS:

WHEREAS, the Parties entered into that certain Financial Agreement, dated June 20, 1995, with regards to a long term tax exemption granted for the Project (the "Original Financial Agreement" and, together with Financial Agreement Amendment the "Financial Agreement Amendment"); and

WHEREAS, it had been the practice of the Parties during the term of the Original Financial Agreement to deduct utilities paid by the Entity from Annual Gross Revenues, as reflected in its annual audited financial statement; and

WHEREAS, the Original Financial Agreement is silent as to the issue of the deduction of the utilities from Annual Gross Revenues; and

WHEREAS, the Parties desire to amend the Original Financial Agreement to expressly incorporate the deduction of utilities paid by the Entity from Annual Gross Revenues in accordance with the parties' practice; and

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

Section 1. SECTION 1.2(iii) - Annual Gross Revenue of the Original Financial Agreement is hereby amended to read in its entirety as follows:

"iii. Annual Gross Revenue – Any and all revenue derived from or generated by the Project of whatever kind or amount, whether received as rent from any tenants (not including tenant security deposits) or income or fees from third parties, including but not limited to fees or income paid or received for parking, or as user fees or for any other services. No deductions will be allowed for operating or maintenance costs, including, but not limited to gas, electric, water and sewer, garbage removal and

insurance charges, whether paid for by the landlord, tenant or a third party, provided however, any utility expenses or charges of the Project that are paid by the Entity shall be deducted from Gross Revenue.”

Section 2. Section 11.1(b) of the Notice provisions of the Original Financial Agreement is hereby amended to read in its entirety as follows:

“(b) When sent by the City to the Entity
Padua Court Urban Renewal Entity, L.P.
c/o Silverman Building, LLC
279 Grove Street
Jersey City, New Jersey 07302
Attn: Eric Silverman

with copy to:

DeCotiis, FitzPatrick and Cole, LLP
500 Frank W. Burr Boulevard
Suite 31
Teaneck, New Jersey 07666
Attn: Matthew C. Karrenberg, Esq.”

Section 3. Other than as set forth in Section 1 and Section 2 hereof, nothing contained herein shall alter, modify or amend any other provision of the Original Financial Agreement and the Financial Agreement Amendment, including each and every other such provision therein, shall remain in full force and effect.

Section 4. This Financial Agreement Amendment may be executed in one or more counterparts and when each Party has executed and delivered at least one counterpart, this Financial Agreement Amendment shall become binding on the Parties and such counterparts shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Financial Agreement Amendment to be executed, all as of the date first above written.

ATTEST:

PADUA COURT URBAN RENEWAL, L.P.

By: _____
Eric Silverman, Managing Member

ATTEST:

THE CITY OF JERSEY CITY

Robert Byrne, City Clerk

By: _____
Robert J. Kakoleski
Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.058
TITLE: 3.1 APR 22 2015 4.1

MAY 13 2015

Ordinance authorizing an amendment to the financial agreement for a senior citizen rental housing project constructed by Padua Court Urban Renewal, L.P., an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq

RECORD OF COUNCIL VOTE ON INTRODUCTION APR 22 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 13 2015 8-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA		ABSENT	
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

VIVIANNE BALCER
JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **APR 22 2015**
Adopted on second and final reading after hearing on **MAY 13 2015**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **MAY 13 2015**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **MAY 13 2015**

APPROVED:

Steven M. Fulop, Mayor

Date **MAY 14 2015**

Date to Mayor **MAY 14 2015**

City Clerk File No. Ord. 15.059
Agenda No. 3.J 1st Reading
Agenda No. 4.J 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.059

TITLE: AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 5302, LOT 2, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 319 TONNELE AVENUE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060, Section 304-6 et seq. of the Municipal Code, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

WHEREAS, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for the proposed construction of a commercial building with approximately 151,500 square feet of commercial space, and sixteen (16) on-site parking spaces approximating an additional 9,181 square feet on the Property, is permitted for a period of five (5) years; and

WHEREAS, 319 Tonnele SP, LLC, is the delegate of contract purchaser, the William Warren Group, for the construction of a three (3) story building with approximately 151,500 square feet of commercial space located on the ground floor, and sixteen (16) on-site parking spaces equaling 9,181 square feet on the Property, located in Block 5302, Lot 2, on the City's Tax Map and more commonly known by the street address of 319 Tonnele Avenue, Jersey City, N.J.; and

WHEREAS, the William Warren Group will assign the contract for sale to 319 Tonnele SP, LLC at closing, and 319 Tonnele SP, LLC will take title to the property, as certified to in Exhibit A-5 of the Application; and

WHEREAS, the closing shall take place within thirty (30) days of the adoption of the within ordinance; and

WHEREAS, construction has not commenced on the Property; and

WHEREAS, on March 20, 2015, 319 Tonnele SP, LLC, the contract purchaser's delegate, filed an application with the Tax Assessor to tax exempt the proposed construction of the commercial space, a copy of which application is attached hereto; and

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ. AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 5302, LOT 2, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 319 TONNELE AVENUE

WHEREAS, 319 Tonnele SP, LLC, proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and taxed) a tax payment for the new improvements on the property, estimated as follows:

- (a) Year 1: the tax year in which the structure will be completed. \$0 taxes;
- (b) Year 2: the second tax year, 20% of actual full taxes, estimated to be \$79,725;
- (c) Year 3: the third tax year, 40% of actual full taxes, estimated to be \$159,450;
- (d) Year 4: the fourth tax year, 60% of actual full taxes, estimated to be \$239,176; and
- (e) Year 5: the fifth tax year, 80% of actual full taxes, estimated to be \$318,901;

WHEREAS, the Tax Assessor has determined that the full and true value of the new construction will generate an additional tax payment of \$398,626 a year; and

WHEREAS, the applicant has agreed that in the event the Citywide revaluation results in a decrease in the estimated amount of actual taxes otherwise due, then for purposes of calculating a tax payment hereunder and for the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes otherwise due; and

WHEREAS, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the newly constructed multiple dwelling and commercial space are eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

WHEREAS, upon the expiration of the tax exemption, the total assessment will generate a total tax payment of \$398,626; and

WHEREAS, 319 Tonnele SP, LLC has agreed to pay the sum of \$241,022 to the City's Affordable Housing Trust Fund; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application, attached hereto, for a five (5) year tax exemption for the full and true value of the newly constructed three (3) story building located in Block 5302, Lot 2, and more commonly known by the street address of 319 Tonnele Avenue, Jersey City, N.J., is hereby approved.
2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:

- (a) estimated tax payment on the new improvements shall be:
 - (i) Year 1: the tax year in which the structure will be completed. \$0 taxes;

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ. AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 5302, LOT 2, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 319 TONNELE AVENUE

- (ii) Year 2: the second tax year, 20% of actual full taxes, estimated to be \$79,725;
- (iii) Year 3: the third tax year, 40% of actual full taxes, estimated to be \$159,450;
- (iv) Year 4: the fourth tax year, 60% of actual full taxes, estimated to be \$239,176; and
- (v) Year 5: the fifth tax year, 80% of actual full taxes, estimated to be \$318,901.

The applicant has agreed that in the event the Citywide revaluation results in a decrease in the amount of actual taxes otherwise due for purposes of calculating a tax payment hereunder; during this five (5) year period, the amount due hereunder shall be calculated on the higher of the amount estimated above or the actual taxes due after the revaluation; and

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A. 40A:21-11(b).

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad the tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, an receiving the full benefits of, any other tax preferences provided by law.

(f) Affordable Housing Trust Fund: \$1.50 per square foot x 151,500 square feet for retail commercial and 9,181 square feet for parking or for a total of \$241,022.

- 3. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.
- 4. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).
- A. All ordinances and parts of ordinances inconsistent herewith are hereby

repealed.

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ. AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 5302, LOT 2, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 319 TONNELE AVENUE

B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

C. The closing of sale shall take place within thirty (30) days of the date of adoption of the within Ordinance. Failure to comply shall result in the Ordinance being repealed and the tax exemption rescinded, unless otherwise extended by the City at its sole discretion.

D. The applicant shall execute the tax exemption Tax Agreement within ninety (90) days of the date of adoption of the within Ordinance. Failure to comply shall result in the Ordinance being repealed and the tax exemption rescinded, unless otherwise extended by the City at its sole discretion.

E. The actual date of execution of the tax exemption agreement shall not affect, alter or amend the Applicant's obligation to make payments according to the intervals set forth in Section 304-28 of the Municipal Code and the tax exemption agreement. Should the Applicant fail to make timely payments, interest shall begin to accrue at the rate set forth in the tax exemption agreement.

F. This ordinance shall take effect at the time and in the manner provided by law.

G. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

DHJ/he
4/9/15

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.059
TITLE: 3.J. APR 22 2015 4.J MAY 13 2015

An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-12 of the Municipal Code for property designated as Block 5302, Lot 2, on the city's tax map and more commonly known by the street address of 319 Tonnele Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION APR 22 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 13 2015 9-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on APR 22 2015
Adopted on second and final reading after hearing on MAY 13 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAY 13 2015

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.
Rolando R. Lavarro, Jr., Council President

Date

MAY 13 2015

APPROVED:

Steven M. Fulop
Steven M. Fulop, Mayor

Date

MAY 14 2015

Date to Mayor

MAY 14 2015

City Clerk File No. Ord. 15.060

Agenda No. 3.K 1st Reading

Agenda No. 4.K 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.060

TITLE:

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A FOUR-STORY, FORTY-SIX (46) UNIT MARKET RATE RESIDENTIAL RENTAL "LIVE/WORK" PROJECT LOCATED AT BLOCK 17301 LOT 11, AND KNOWN BY THE STREET ADDRESS OF 170 LAFAYETTE STREET, TO BE CONSTRUCTED BY 170 LAFAYETTE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, 170 Lafayette Urban Renewal, LLC is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, the Entity is the Contract Purchaser of certain property known as Block 17301, Lot 11 on the City's Official Tax map, and more commonly known by the street address of 170 Lafayette Street, and more specifically described by metes and bounds, in the application [Property]; and

WHEREAS, the Property is located within the Morris Canal Redevelopment Plan Area as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, the Entity has applied for a 20 year long term tax exemption to renovate and restore a four (4) story historical industrial building and two and one-half (2 ½) historical annex building, both of which were formerly used as a warehouse, and have been vacant for some time. The existing industrial building was designated as a historical building/landmark pursuant to Ordinance 03-057; and

WHEREAS, the redevelopment of the existing structures will convert the buildings to a market residential work/live lofts project, containing forty-six (46) residential rental units, and fifty (50) surface parking spaces, provided pursuant to an easement agreement, recorded on August 1, 2001, and annexed to Exhibit 1 in the Financial Agreement; and

WHEREAS, the Entity has a contract to purchase the property dated December 19, 2014, from Fresh Pond, LLC d/b/a 170 Lafayette, LLC, seller; and the closing of the sale shall take place within ninety (90) days of the date of adoption of the herein Ordinance; and

WHEREAS, the Project received initial final site plan approval from the Planning Board on March 11, 2003, as amended on November 13, 2006; and

WHEREAS, the total cost of construction is estimated to be \$7,000,000; and

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A FOUR-STORY, FORTY-SIX (46) UNIT MARKET RATE RESIDENTIAL RENTAL "LIVE/WORK" PROJECT LOCATED AT BLOCK 17301 LOT 11, AND KNOWN BY THE STREET ADDRESS OF 170 LAFAYETTE STREET, TO BE CONSTRUCTED BY 170 LAFAYETTE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, 170 Lafayette Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 10% of Annual Gross Revenue each year, which sum is estimated to be \$98,515.00, and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 1% of each prior year's Annual Service Charge as an Administrative Fee; and
3. provide employment and other economic opportunities for City residents and businesses;
4. pay to City for remittance to Hudson County, an equal to 5% of the Annual Service Charge upon receipt of that charge; and
5. provide a contribution to the City's Affordable Housing Trust Fund, pursuant to Ordinance 03-112, in the amount of \$81,150.00. This payment is nonrefundable and nontransferrable and shall be forfeited by the Entity should either party terminate the tax exemption prior to the end of the herein term.

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes generate revenue of only \$21,559, whereas, the Annual Service Charge as estimated, will generate revenue of more than \$98,515 to the City and an additional sum of approximately \$4,926 to Hudson County;
2. it is expected that the Project will create approximately 40 jobs during construction, and two (2) permanent part-time jobs after construction;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Morris Canal Redevelopment Plan area;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will insure the likelihood of the success of the Project; and

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A FOUR-STORY, FORTY-SIX (46) UNIT MARKET RATE RESIDENTIAL RENTAL "LIVE/WORK" PROJECT LOCATED AT BLOCK 17301 LOT 11, AND KNOWN BY THE STREET ADDRESS OF 170 LAFAYETTE STREET, TO BE CONSTRUCTED BY 170 LAFAYETTE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, 170 Lafayette Urban Renewal, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The application of 170 Lafayette Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for Block 17301, Lot 11, more commonly known by the street address of 170 Lafayette Avenue, more specifically described by metes and bounds in the application is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement and a Project Employment and Contracting Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 25 years from the adoption of the within Ordinance or 20 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge equal to \$21,559 upon Project Completion, whether or not the Project is occupied; or
 - (b) 10% of Annual Gross Revenue, estimated at \$98,515, which shall be subject to statutory increases during the term of the tax exemption.
3. Administrative Fee: 1% of the prior year's Annual Service Charge;
4. County Payment: an additional 5% of the Annual Service Charge for remittance by the City to Hudson County or \$4,926;
6. Affordable Housing Trust Fund: provide a contribution to the City's Affordable Housing Trust Fund, pursuant to Ordinance 03-112, in the amount of \$81,150, which represents \$1500 per unit at 46 units (\$69,000) and \$1.50 per approximately 8,100 square feet of parking (\$12,150). This payment is nonrefundable and nontransferrable and shall be forfeited by the Entity should either party terminate the tax exemption prior to the end of the herein term;
7. Project: a four (4) story building with a total of 46 market residential work/live rental loft units, and approximately fifty (50) surface area parking spaces;
8. An obligation to execute (i) a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses;

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A FOUR-STORY, FORTY-SIX (46) UNIT MARKET RATE RESIDENTIAL RENTAL "LIVE/WORK" PROJECT LOCATED AT BLOCK 17301 LOT 11, AND KNOWN BY THE STREET ADDRESS OF 170 LAFAYETTE STREET, TO BE CONSTRUCTED BY 170 LAFAYETTE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

9. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project begins within two (2) years of the adoption of the within Ordinance.

C. The closing of sale shall take place within ninety (90) days of the date of adoption of the herein Ordinance and prior to the execution of the Financial Agreement. Failure to comply shall result in the Ordinance being repealed and the tax exemption rescinded, unless otherwise extended by the City at its sole discretion.

D. The applicant shall execute the tax exemption Tax Agreement within ninety (90) days of the date of adoption of the herein Ordinance. Failure to comply shall result in the Ordinance being repealed and the tax exemption rescinded, unless otherwise extended by the City at its sole discretion.

E. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.

F. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.

G. The actual date of execution of the tax exemption agreement shall not affect, alter or amend the Entity's obligation to make payments according to the intervals set forth in Section 304-28 of the Municipal Code and the tax exemption agreement. Should the Entity fail to make timely payments, interest shall begin to accrue at the rate set forth in the tax exemption agreement.

H. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

I. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

J. This ordinance shall take effect at the time and in the manner provided by law.

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A FOUR-STORY, FORTY-SIX (46) UNIT MARKET RATE RESIDENTIAL RENTAL "LIVE/WORK" PROJECT LOCATED AT BLOCK 17301 LOT 11, AND KNOWN BY THE STREET ADDRESS OF 170 LAFAYETTE STREET, TO BE CONSTRUCTED BY 170 LAFAYETTE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

K. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/DJ/mw
4/13/15

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

Corporation Counsel

APPROVED: _____

APPROVED: _____

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

Twenty Year Tax Exemption for a Market Rate Residential Rental Project to be Constructed by 170 Lafayette Street Urban Renewal, LLC An Urban Renewal Entity pursuant to the Long term Tax Exemption Law N.J.S.A. 40A:20-1 et. seq.

Initiator

Department/Division	Administration	Mayor's Office
Name/Title	Marcos Vigil	
Phone/email	(201) 547-6542	bplatt@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The applicant, 170 Lafayette Urban Renewal LLC, is applying for a twenty (20) year tax abatement under N.J.S.A. 40 A: 20-1 et seq. It will be the renovation of an existing four (4) story industrial building into a market rate rental project within the Morris Canal Redevelopment Plan area. The application fee of \$9,500 was paid. The proposed project will consist of forty-six (46) market rate work/live rental lofts Fifty (50) parking spaces will be provided through an existing easement agreement with an adjacent property owner.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

170 Lafayette Street

1. Ownership disclosure certification
2. Fiscal Impact Cost Projection
3. Good Faith estimate of rental income/condo
4. Projected construction costs
5. Schedule of ASC over the abatement
6. Tax Assessor spreadsheet
7. Projection of sales price for condos (n/a)
8. Memorandum from Al Cameron to the Law Department
9. Financial Agreement (attached to the Ordinance)

EXHIBIT F

170 LAFAYETTE URBAN RENEWAL, LLC

Disclosure Statement

NAME OF ENTITY: 170 Lafayette Urban Renewal, LLC

NAME OF PROJECT: 170 Lafayette Street
Jersey City, New Jersey

PRINCIPAL PLACE OF BUSINESS: 15 Wilkinson Avenue
Jersey City, New Jersey 07305

NAME OF REGISTERED AGENT: Maninder Sethi

ADDRESS: 15 Wilkinson Avenue
Jersey City, New Jersey 07305

I CERTIFY THAT THE FOLLOWING LIST REPRESENTS THE NAMES OF ALL MEMBERS OWNING A 10% OR GREATER INTEREST IN THE ABOVE URBAN RENEWAL ENTITY (IF ONE OR MORE OF THE ABOVE NAMED IS ITSELF AN ENTITY, THE APPLICANT WILL PROVIDE THE NAMES OF ANY ENTITY OWING A 10% OR GREATER INTEREST THEREIN)

NAME	ADDRESS	PERCENT OWNED
Maninder Sethi	1407 Broadway Suite 1807 New York, New York 10018	100%

I FURTHER CERTIFY THAT NO OFFICER OR EMPLOYEE OF THE CITY OF JERSEY CITY HAS ANY INTEREST, DIRECT OR INDIRECT, IN THIS ENTITY.

170 Lafayette Urban Renewal, LLC

By: 
Name: Maninder Sethi
Office: Manager

Witnessed:

By: 

FISCAL IMPACT COST PROJECTION (MARKET RATE RENTAL UNITS - TIER 3 - 20 YEAR)

Block: 17301 Lot: 11

Loc: 170 LAFAYETTE

Market Rate Rental Units with Retail & Parking	Number of Units	Demographic Multipliers (Transit Oriented Development)*		Total		Annual Expenditures		Total Annual Expenditures	
		Household	Students	Residents	Students	Per Capita Municipal	Per Pupil Per School District	Municipal	School District
Planned Development									
Studio	1	1.000	0.000	1.00	0.00	\$1,163.68	\$3,445.00	\$1,163.68	\$0.00
1 Bedroom	37	1.421	0.050	52.58	1.85	\$1,163.68	\$3,445.00	\$61,182.88	\$6,373.25
2 Bedroom	8	2.012	0.120	16.10	0.96	\$1,163.68	\$3,445.00	\$18,730.62	\$3,307.20
TOTAL	46			69.67	2.81			\$81,077.18	\$9,680.45

1. Total Municipal Ratables	\$5,916,171,471	4. CY 2014 Budget	\$516,641,147	6. Population of Jersey City (2010 Census)	247,597	9. Increase in Services Incurred Per Development	\$	90,757.63
2. Residential Ratables	\$3,299,371,882			7. Per Capita Municipal Cost	\$1,163.68	10. Anticipated Gross PILOT 1st Year		
Commercial Ratables	\$1,439,637,425			8. Annual Expenditures Per Student**	\$3,445.00	10% AGR	\$	98,515.00
3. Residential Ratables as a Percentage of Total Ratables	55.77%	5. Residential Portion	\$288,124,048			1% Admin	\$	985.15
						5% County	\$	4,925.75
						Less Land	\$	(7,805.70)
						11. 1st Year Net PILOT	\$	96,620.20
						12. Implied Surplus (Cost)	\$	5,862.57

Classic Average costing approach for projecting the impact of population change and local Municipal and School District costs

*Source: New Jersey Demographic Multipliers: Profile of the Occupants of Residential and Nonresidential Development; Listokin, November 2006

**Source: 2014-2015 Jersey City Municipal Cost Per Pupil

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.060

TITLE: 3.K APR 22 2015 4.K

MAY 13 2015

Ordinance approving a 20 year tax exemption for a four-story, forty-six (46) unit market rate residential rental "Live/Work" Project located at Block 17301, Lot 11 and known by the street address of 170 Lafayette Street, to be constructed by 170 Lafayette Urban Renewal, LLC an urban renewal entity, pursuant to the Long Term Tax Exemption Law

N.J.S.A. 40A:20-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION

APR 22 2015 9-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING

MAY 13 2015 9-0

Councilperson WATTERMAN moved, seconded by Councilperson LAVARRO to close P.H.

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALGER
CHARLES HARRINGTON

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE

MAY 13 2015 7-2

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

APR 22 2015

Adopted on second and final reading after hearing on

MAY 13 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on

MAY 13 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

MAY 13 2015

APPROVED:

Steven M. Fulop, Mayor

Date

MAY 14 2015

Date to Mayor

MAY 14 2015